

# MILLER GERRARD

Solicitors and Estate Agents



**THE TOLL HOUSE**

**WOODHILL**

**BALLINTUIM**

**BLAIRGOWRIE**

**PH10 7PU**

**TO LET**

**£600 PCM + COUNCIL TAX +  
UTILITIES**

**EPC RATING 'D'**

**COUNCIL TAX BAND 'A'**

## **THE TOLL HOUSE, WOODHILL, BALLINTUIM, BLAIRGOWRIE, PH10 7PU**

\* OPEN PLAN KITCHEN / LOUNGE

\* WOOD BURNER

\* DOUBLE BEDROOM

\* COUNTRYSIDE LOCATION

Miller Gerrard are delighted to bring to the rental market The Toll House, a unique opportunity to rent a beautifully refurbished cottage set in the beautiful Highland Perthshire countryside. The property is available fully furnished, there is a decked area to the side where you can take in the amazing views of the countryside all around you.

The property itself has a lovely and bright open plan kitchen living area with a wood burning stove and dual aspect windows allowing natural light and magnificent views.

There is a double bedroom, a good size bathroom and a laundry cupboard housing the washing machine completing the inside of the property.

There is a gravel parking area to the side of the property.

The Toll House really must be viewed to appreciate all that it has to offer and its splendid location.

Ballintuim is approx. four miles north of Bridge of Cally, with direct access to the A924 Bridge of Cally to Pitlochry road. Blairgowrie lies approximately 9 miles to the south and Pitlochry approx. 15 miles to the northwest.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.













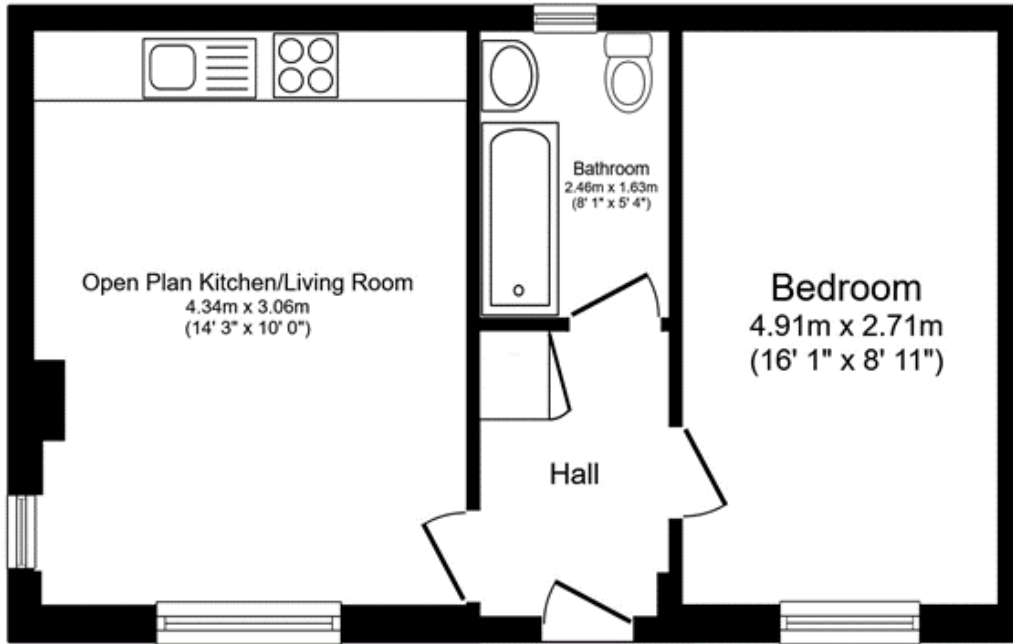


**This Private Residential Tenancy will include the following conditions:-**

- The right in favour of the Landlord to review the rent once a year.**
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.**
- The tenant must not carry out any structural alterations or re-decoration without having first obtained consent of the Landlord.**
- The tenant should keep the premises clean and tidy.**
- The Lease must not be assigned, the house sub-let nor lodgers kept.**
- No trade is to be carried out in the house.**
- No pets shall be kept except those permitted in writing by the Landlord.**

**The rent is £600 per calendar month payable monthly in advance by standing order. A returnable deposit of £600 will be required. In addition the Tenant will be responsible for Council Tax (Band A) and payment for utilities and other services.**

**References will be required and it is to be noted that there is no smoking permitted within the property and only pets with prior consent.**



**Floor Plan**  
Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 40.7 sq.m. (438 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING / DINING AREA	4.34 X 3.06	BEDROOM	4.91 X 2.71
BATHROOM	2.46 X 1.63		

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**